



CITY COUNCIL STAFF REPORT

MEETING DATE: *July 16, 2003*

AWARD CONTRACTS FOR CONSTRUCTION OF MORGAN HILL AQUATICS CENTER AND APPROVE CONSULTANT AGREEMENTS FOR PROFESSIONAL SERVICES

RECOMMENDED ACTION(S):

1. Approve project plans & specifications and adopt project budget.
2. Award construction contract to Gonsalves & Stronck in the amount of \$6,354,600 for the General Contractor package base bid only.
3. Award Phase 2 of construction contract to California Commercial Pools in the amount of \$2,300,000 for the pools package base bid phase 2 only and approve assignment of contract to Gonsalves & Stronck.
4. Authorize the City Manager to execute a consultant agreement with Biggs, Cardosa Associates, Inc. for construction testing and inspection subject to City Attorney approval.
5. Authorize the City Manager to execute a consultant agreement with Pacific Geotechnical Engineering for construction soils testing and observation subject to City Attorney approval.
6. Specify that \$1,000,000 of Park Development Funds (CIP#110097) be allocated toward the purchase of land for the Aquatics Center.

EXECUTIVE SUMMARY:

This past April, City Council authorized staff to advertise for public bids on the Aquatics Complex project. The contractor bids were broken into two packages (pools and General) because of the accelerated project schedule as discussed at the Council meeting of April 16, 2003.

Four bids were received for the pool package only on May 27, 2003. Council subsequently awarded a \$68,000 contract for shop drawing preparation and submittals to California Commercial Pools, Inc. at their June 4, 2003 meeting. The bid period for the General Contractor package began on June 11, 2003 and three bids were received on July 8, 2003 as shown on the attached matrix.

Also attached is a spreadsheet with the project budget as previously approved by Council, and the current project costs as bid. In order to remain on schedule for a May 28, 2004 grand opening, it is necessary that the base bid contracts be awarded immediately. Staff and subcommittee met on 7/14/03 and are recommending that additional funding of \$1,000,000 from the Park Development Fund be allocated toward the purchase of land for the Aquatics Center. In addition, our construction manager is working with the contractors who have identified over \$1,000,000 in value engineering or deferred project components. With subcommittee approval, staff will negotiate change orders with the contractor after award in order to reduce their contract amount by a total of approximately \$550,000. This will increase the project contingency from approximately 3.6% (\$315,537) to approximately 5% (\$434,000). The City will then be in a position to include the preferred alternates which are currently being considered as follows; #1-deep competition pool, #2-sprayground, #3-six lane instructional pool and #6-integral colored concrete pool deck. These alternates are necessary per the operations cost recovery model as preliminarily approved by the City Council at the meeting of February 5, 2003.

Finally, it is necessary for the City to engage consultants for professional services during the construction of the Aquatics Center project as described in the attached memorandum.

FISCAL IMPACT: The current total project budget of \$12,900,000 is funded in the 2002-2003 CIP Budget, Project Number 115000-Aquatics Complex. An additional \$1,000,000 from the Park

**Agenda Item # 32
SUPPLEMENTAL**

Prepared By:

Project Manager

Approved By:

Public Works Director

Submitted By:

City Manager

Aquatics Center Project Budget

<u>Budget Number and Description</u>	<u>As Budgeted</u> <u>4/16/2003</u>	<u>As Bid</u> <u>7/8/2003</u>	<u>Variance</u>	<u>Comments</u>
1-Construction Costs				
1a-G&S Base Bid	\$6,600,000	\$6,354,600	-\$245,400	Footnote 1
1b-Pools Base Bid	included	\$2,300,000		
1c-Pools Shop Drawings	included	\$58,000		
1d-Offsite Storm Drain	included	\$25,863		Footnote 2
1e-Escalation	\$300,000	included		
1f-Offsite	\$500,000	included		
1g-Contingency	\$1,100,000	\$315,537		Footnote 3
Subtotal	\$8,500,000	\$9,054,000	\$554,000	
2-Land Costs	\$2,000,000	\$2,240,000	\$240,000	Footnote 4
3-Fixtures, Furnishings & Equipment	\$200,000	\$365,000	\$165,000	Footnote 5
4-Professional Services	\$2,000,000	\$2,041,000	\$41,000	Footnote 6
5-CIP Administration	\$200,000	\$200,000	\$0	
Totals	\$12,900,000	\$13,900,000	\$1,000,000	Add Funds

1. The base bid does not include bid alternates at this time. See below for preferred alternates and how funding for them is anticipated.
2. This amount is to reimburse the Harley Davidson Developer (LiveWire LLC) for installation of the Storm Drain Outfall to Madrone Channel per Council Approval on 6/4/03.
3. This amount is minimal (3.6%) to begin a project of this nature; however, we will augment the contingency with value engineering and deferred project components after award.
4. This amount has increased due to the requirements of the land lease & purchase agreement.
5. This amount has increased as a result of updated costs for providing equipment to the project.
6. This amount has increased as a result of additional costs required for environmental document preparation and other necessary consultants.

ANTICIPATED VALUE ENGINEERING

Total \$550,191

PREFERRED ALTERNATES

Add Costs for Chain Link Fence Wind Break	\$10,000
Add Costs for modified Sun Shade Structure	\$80,000
Alternate #1-Deep Water Competition Pool	\$7,878
Alternate #2-Sprayground	\$260,646
Alternate #3-Six Lane Instructional Pool	\$24,073
Alternate #6-Integral Colored Concrete Deck	\$49,131
Total	\$431,728

DIFFERENCE=ADDITIONAL CONTINGENCY \$118,463

New buget contingency (1g above) \$315,537

ANTICIPATED TOTAL CONTINGENCY **\$434,000**

NOTE: Adding the amount of Value Engineering anticipated (\$550K) less the total of preferred alternates (\$432K) would make the new anticipated project contingency \$434K, or approximately 5% of the contract base bid award.



Memorandum Public Works Department

Date: July 16, 2003

To: Jim Ashcraft, Director of Public Works

From: Glenn Ritter, Project Manager

Subject: Morgan Hill Aquatics Center-Construction Consultants

If the City Council chooses to proceed ahead with the award of contracts, it will be necessary to engage consultants for professional services during construction. Pacific Geotechnical Engineering provided the original soils investigation and report for design of the project. We have obtained a proposal from them for earthwork observation and testing during construction. Their proposal is based on time & materials with a maximum estimated amount of \$22,210. Staff has worked with this firm on many prior projects and recommends continuing with these professional services.

We also obtained two proposals for special inspections and testing above and beyond that which will be performed by our City staff Inspectors. Terraseach submitted a time & materials proposal for an estimated maximum amount of \$51,241. Biggs and Cardosa Associates submitted a time & materials proposal for an estimated maximum amount of \$49,000. Staff has worked with Biggs & Cardosa Associates at the Community Playhouse project and was pleased with their performance. We recommend continuing with Biggs Cardosa Associates for the Aquatics Center.

<div>BID OPENING MATRIX</div> <div>Department of Public Works</div>	PROJECT: AQUATICS COMPLEX PROJECT															BID OPENING DATE: 08-Jul-03						
	CLIENT/OWNER:							PROJECT MANAGER:								BID OPENING TIME:						
	City of Morgan Hill							Jim Dumas / Glenn Ritter								2:05 PM						
	VENUE: City of Morgan Hill, 17555 Peak Avenue City Clerks Office, City Hall, CA 95037												Maximum Bid Amount		\$8,100,000							
																		ENVELOPE				
NO.	CONTRACTOR	BASE BID AMOUNT	ALTERNATES												TOTAL W/ ALL ALTERNATES	ADDENDA		BID Form	Bid Bond	Sub. Listing	NON- COLL US.	INDE M
			ALT. #11	ALT. #2	ALT. #1	ALT. #3	ALT. #6	ALT. #7	ALT. #8	ALT. #9	ALT. #4	ALT. #10	ALT. #5	1		2						
1	AUSONIO	\$9,547,000		\$253,000	\$7,704	\$23,320	\$69,705	\$204,760	\$100,000	\$200,000	\$98,050	\$53,685	\$180,600	\$10,737,824	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2	DEVCON	\$9,240,000	(\$45,000)	\$220,185	\$9,135	\$25,725	\$50,000	\$195,000	\$155,000	\$210,000	\$97,125	\$60,000	\$180,600	\$10,397,770	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
3	GONSALVES & STRONCK	\$8,712,600		\$260,646	\$7,878	\$24,073	\$49,131	\$202,480	\$216,850	\$319,353	\$106,247	\$15,385	\$216,270	\$10,130,913	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
4	SC BUILDERS																					
	ENGINEER'S ESTIMATE	\$7,166,500	(\$16,000)	\$225,000	\$7,500	\$23,000	\$48,000	\$80,000	\$66,000	\$192,000	\$97,000	\$22,000	\$189,000	\$8,100,000								

NOTES:

ALTERNATE NO. 1: 2M deep water competition pool

ALTERNATE NO. 2: - Add Sprayground and surge pit

ALTERNATE NO. 3: Six lane instructional pool in lieu of four lanes

ALTERNATE NO. 4: Add Second body slide

ALTERNATE NO. 5: Add additional pool equipment

ALTERNATE NO. 6 – Add integral color concrete on pool decks

ALTERNATE NO. 7 – Add windscreen structure in lieu of fence Type 2

ALTERNATE NO. 8 - Add sunscreen canopy structure

ALTERNATE NO. 9 – Add Solar heating system with associated plumbing and sleepers

ALTERNATE NO. 10 – Add GFX heat recovery plumbing system

ALTERNATE NO. 11 – Provide clear-coated galvanized flashing and trim in lieu of copper